

Please do not scale from this drawing.

Dimensions are taken from either block face or stud face.

All stud partitions as indicated are to comprise of 75mm x 50mm softwood framing at 600mm centres. To be finished with a 12.5mm plasterboard with a plaster skin finish, galvanised beads to be provided to all external angles.

Stud partitions to be sound proofed with mineral wool insulation.

Stud partitions to be constructed of doubled up trimmer joists, when running parallel with the joists and off solid strutting when running across the joists.

Please note:

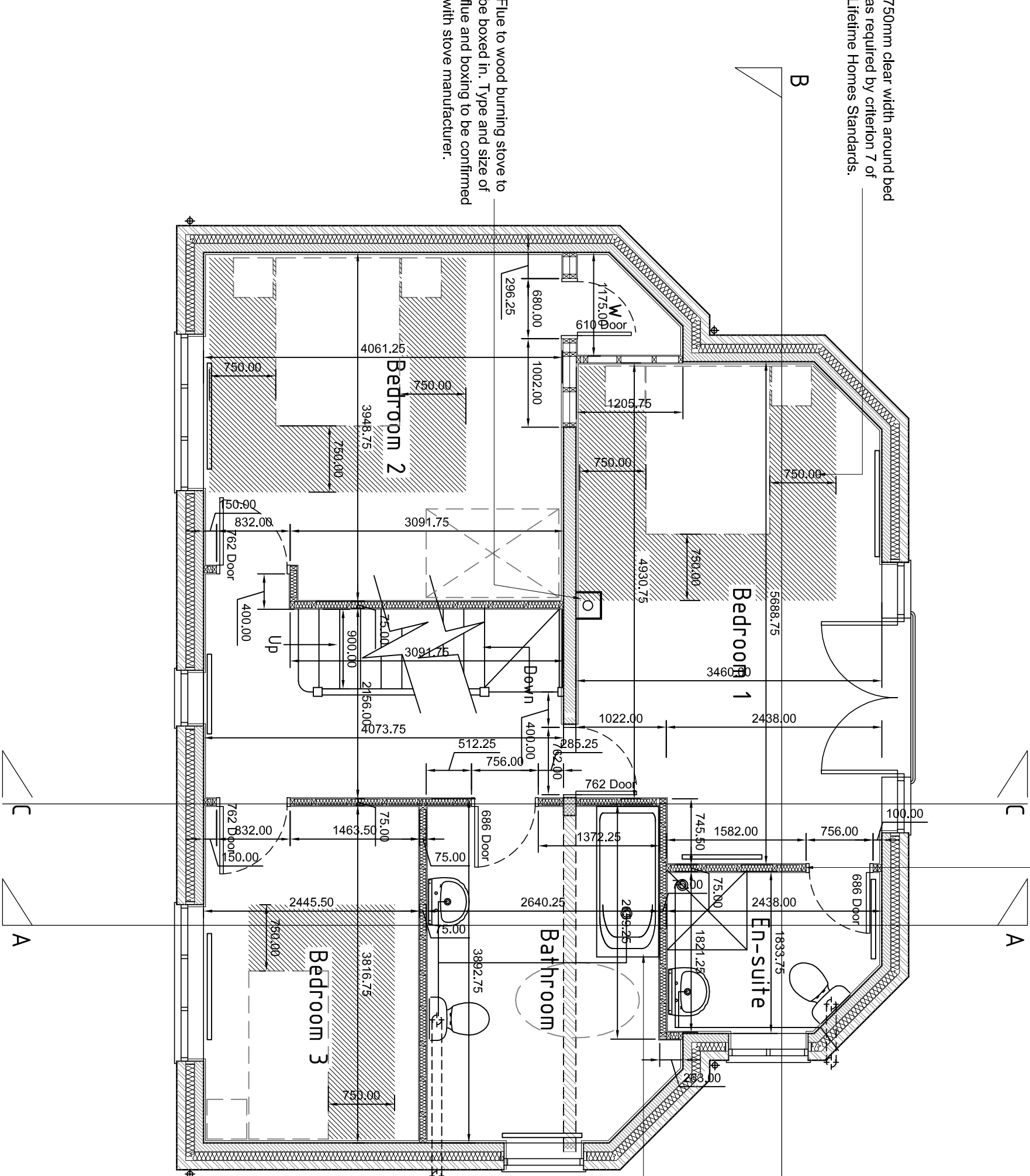
At least one opening light in each habitable room should have a clear approach of 750mm wide. In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

Full height plywood of a minimum thickness of 9mm to be installed to the inner face of the bathroom and en-suite walls to allow these walls to take fixings as required under Criterion 11 of Lifetime Homes.

The ceilings above the main bedroom and bathroom should be capable of supporting, or capable of adaptation to support the future installation of single point hoists above the bed, bath and W.C.

Flue to wood burning stove to be boxed in. Type and size of flue and boxing to be confirmed with stove manufacturer.

750mm clear width around bed as required by criterion 7 of Lifetime Homes Standards.





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Project: Land adjoining No 2 Lodge Road, Rhosddu, Wrexham	
Title: First Floor Joiner	Scale (A3): 1:50
Dwg No: MJ/WD/11	Date: March 2014
Revision: A - Amend window positions to bedroom at client's request - 06-05-14	